

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Fred and Greta Taylor / Colee Place

Case #: 112-R-02

Date: 9/24/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. An engineering permit is required for the three driveways indicate on sheet A1.
3. All driveways shall be in accordance with the Engineering Department's standard construction detail, available from the Department, and in compliance with the Americans with Disabilities Act.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Fred and Greta Taylor / Colee Place

Case #: 112-R-02

Date: 9/24/02

Comments:

1. Fire sprinkler system required as per 903.8.2 of the new FBC.
2. Show fire main, hydrant, DDC and FDC on civil plans.
3. Flow test required.
4. The exits must discharge to a public way via an exit passageway. The passageway must be fire rated. Glazing not permitted. Gate should swing in direction of exit and comply with NFPA 101-2000, 7.2.1.5.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Fred and Greta Taylor / Colee Place

Case #: 112-R-02

Date: 9/24/02

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Fred and Greta Taylor / Colee Place

Case #: 112-R-02

Date: 9/24/02

Comments:

1. Make sure there are no sight visibility obstructions where the driveways intersects the street, as well as at the street intersection.
2. Verify that there is no conflict between existing trees and the proposed structure.
3. Indicate any utilities that would affect proposed planting. If there are overhead powerlines, they should be placed underground.
4. Make sure that there are no conflicts with tree spacing. (Some of the trees may be too close.)
5. Reference all existing trees or palms on the Landscape Plan. All Tree Preservation Ordinance requirements apply.

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Division: Planning

Member: Jimmy Koeth
828-5276

Project Name: Fred and Greta Taylor / Colee Place

Case #: 112-R-02

Date: 9/24/02

Comments:

1. Provide setbacks (dimensions) to the property lines on site plan, elevations and floor plan. Provide roof plan indicating screening of any mechanical equipment.
2. Provide table indicating the required and all proposed setbacks for the project. Provide table on the site plan as part of the site data information area.
3. Site plan does not comply with setback requirements. Cannot request yard modifications in RC-15.
4. Recommend presenting proposal to neighborhood association and neighbors for public input.
5. Label all colors on elevations. Also, provide color rendering.
6. Provide a copy of the most current recorded plat for the proposed site. Applicant shall provide documentation verifying that site does not require platting. I.e.: specifically delineated lots under previous plat, verification letter from Broward Co. Planning Council, et. al.
7. Provide text narrative indicating project's compliance (point by point) with ULDR Sec. 47.3, Neighborhood Compatibility, ULDR pages 492-498.11.

Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Det. Caryn Cleary-
Robitaille
(954) 828-6419

Project Name: Fred and Greta Taylor / Colee Place

Case #: 112-R-02

Date: 9/24/02

Comments:

1. What type of fencing will be used to protect the complex?
2. All first floor glass should be impact- resistant.
3. Townhomes should be equipped with perimeter alarm systems.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: Fred and Greta Taylor / Colee Place

Case #: 112-R-02

Date: 9/24/02

Comments:

1. Provide a text narrative outlining how the proposed townhouse project complies with section 47-18.33 section by section.
2. Proposed townhouse project does not comply with the setback requirements pursuant to section 47-18.33.
3. Provide two thousand (2,000) square feet of lot area per dwelling unit pursuant to section 47-18.33.B.1. Provide a data table.
4. Yard modifications are not permitted without a variance to the setback requirements for townhouses in the RC-15 zoning district pursuant to section 47-23.11.
5. Indicate pedestrian and utility easements on the site plan pursuant to section 47-18.33 B.5.a-c.
6. Provide a five (5) foot sidewalk along the property where it abuts a street. A minimum of a three (3) foot sidewalk shall be provided from each principal entrance to a public sidewalk pursuant to section 47-18.33.B.10.
7. Request for a reserve unit shall comply with section 47-28.1.E.1.b.
8. The propose townhouse exceeds twenty-two (22) feet in height at the side setback. The portion, exceeding twenty-two (22) feet shall setback an additional one (1) foot for each additional one (1) foot of height pursuant to section 47-18.33.B.5.d.
9. Additional comments may be forthcoming at DRC meeting.